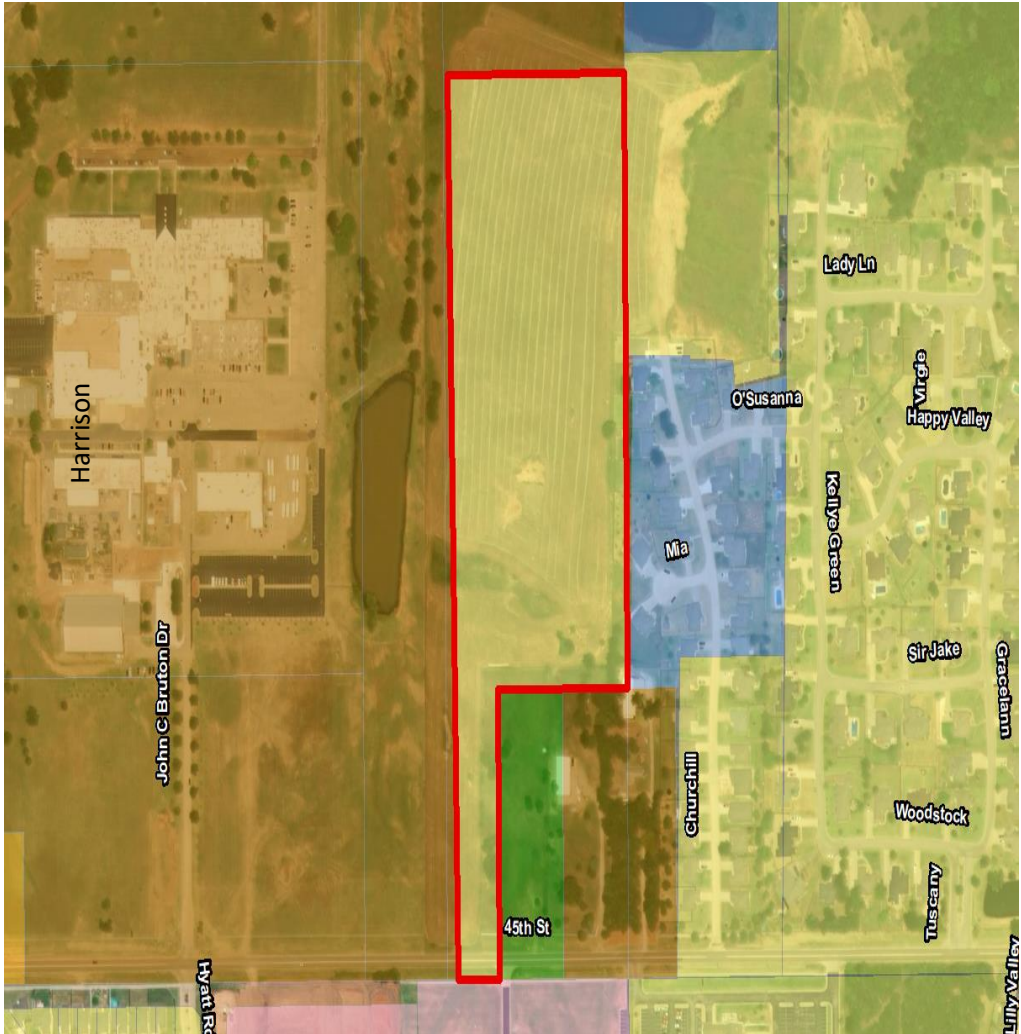


**AGENDA
CITY OF SHAWNEE
REGULAR PLANNING COMMISSION MEETING
JUNE 3RD, 2020 AT 1:30 P.M.
COMMISSION CHAMBERS
CITY HALL, 16 W 9TH ST.**

- 1)** Roll Call
- 2)** Consideration of approval of the minutes from the regular meeting of the Planning Commission on March 4th, 2020, special meeting of May 15th, 2020 and special meeting of May 29th, 2020 (*deferred until next meeting*).
- 3)** Citizens' Participation
(A three-minute limit per person)
(A twelve-minute limit per topic)
- 4)** Case #S07-20 – Consideration of approval of the Final Plat for Wildwood Addition, a 23.88-acre property, located on E. 45th Street east of Harrison Avenue and west of Bryan Street.
Applicant: Salazar Homes
- 5)** Planning Director's Report
- 6)** Commissioners Comments and/or New Business
- 7)** Adjournment

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # S07-20 MEETING DATE: June 3RD, 2020 CITY COMMISSION DATE: June 15TH, 2020	
APPLICANT: Crafton Tull on behalf of Salazar Homes, Inc.		300 Pointe Parkway Blvd. Yukon, OK 73099		joel.harrison@craftontull.com
PROPERTY ADDRESS/LOCATION: East of Acme Road on the north side of MacArthur Street				
The applicant, Crafton Tull on behalf of Salazar Homes, Inc., is requesting final plat approval for Wildwood Addition, a 23.88-acre property.				
EXISTING ZONING: R-1	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: A-1 (Rural Agricultural) RE (Residential Estate) R-1 (Single-Family Residential) C-2 (Limited Office) PUD (Planned Unit Development)	LOTS: 84	PROPERTY SIZE: 23.88-acres

STAFF RECOMMENDATION

Being a development in an R-1 district, the lots to be platted by this proposal are required to abide by the dimensional standards of Table 22-160.4.1, "Density and Dimensional Standards by [Residential] Zone":

- Minimum lot size for each lot is 6,000 square feet – Each proposed lot meets this requirement;
- Minimum lot width for reach lot is 60 feet – Each proposed lot meets this requirement;
- Minimum street frontage is 35 feet – Each proposed lot meets this requirement;
- Front yard setbacks are required to be 25 feet (20 feet if a cul-de-sac lot) – Each proposed lot meets this requirement; and
- Side yard setbacks for corner lots are required to be 15 feet – Each proposed lot meets this requirement.

Final plats are required to abide by the standards of the City of Shawnee Subdivision Regulations. Article VIII, Platting Procedures, Section 3, General Requirements [of Final Plat], Subsection 5, Contents of Final Plat, provides a list of information that must be submitted on the Final Plat for a Final Plat to be approved. The following corrections need to be made:

Staff would also like to note the following differences between the original approved preliminary plat and this submittal:

- Block 1, Lot 12 has been eliminated and incorporated into Common Area A;
- The utility easement for Block 1, Lots 8-11 and for Common Area A has been changed from 20' to 10';
- There appears to be an unlabeled easement between Block 1, Lots 7-8 that was NOT on the Preliminary Plat;
- The detention easement for Block 4, Lots 24-25 has been removed;
- Where there was a 20' utility easement on Block 4, Lots 32-38 on the Preliminary Plat, there is now a 25' detention easement and utility easement on the Final Plat

The 2020 Comprehensive Plan intends for the future land use of this area to be low density residential. The submitted plat aligns with the intent and purpose of the Comprehensive Plan.

Modifications to address drainage and street connectivity will also require minor modifications to the water, sanitary sewer and the final plat. Crafton Tull has agreed to make these changes prior to City Commission on Monday, June 15th with adequate time for staff review and approval. See attached letter with proposed changes.

The subject request is in conformance with the City Zoning Code and Subdivision Code; therefore, Staff hereby recommends approval of the requested final plat.

APPROVE

APPROVE WITH CONDITIONS

DENY

ATTACHMENTS:
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING
PETITION/
APPLICATION
FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

--



June 2, 2020

City of Shawnee
16 W. 9th Street
Shawnee, OK 74801

Re: Wildwood Addition; Planning Commission Response(s)

To Whom It May Concern:

Crafton Tull & Associates, Inc. has updated the layout for Wildwood Addition, at the direction of the City of Shawnee's staff to remove the previously proposed stub street (Madison Avenue) located along the eastern boundary of the development. The updated layout now includes a cul-de-sac at the intersection of Dana Drive and Madison Avenue and no longer includes said stub street.

The proposed change will add an additional storm sewer system to the development. The storm sewer system will be located between either Lots 9 & 10 or 10 & 11 of Block 1 and will discharge storm water runoff north at the northeast corner of the development. There is an existing channel currently at this location and drains north towards an existing pond; therefore there will be no change in drainage patterns from pre-developed to post-developed (existing) conditions.

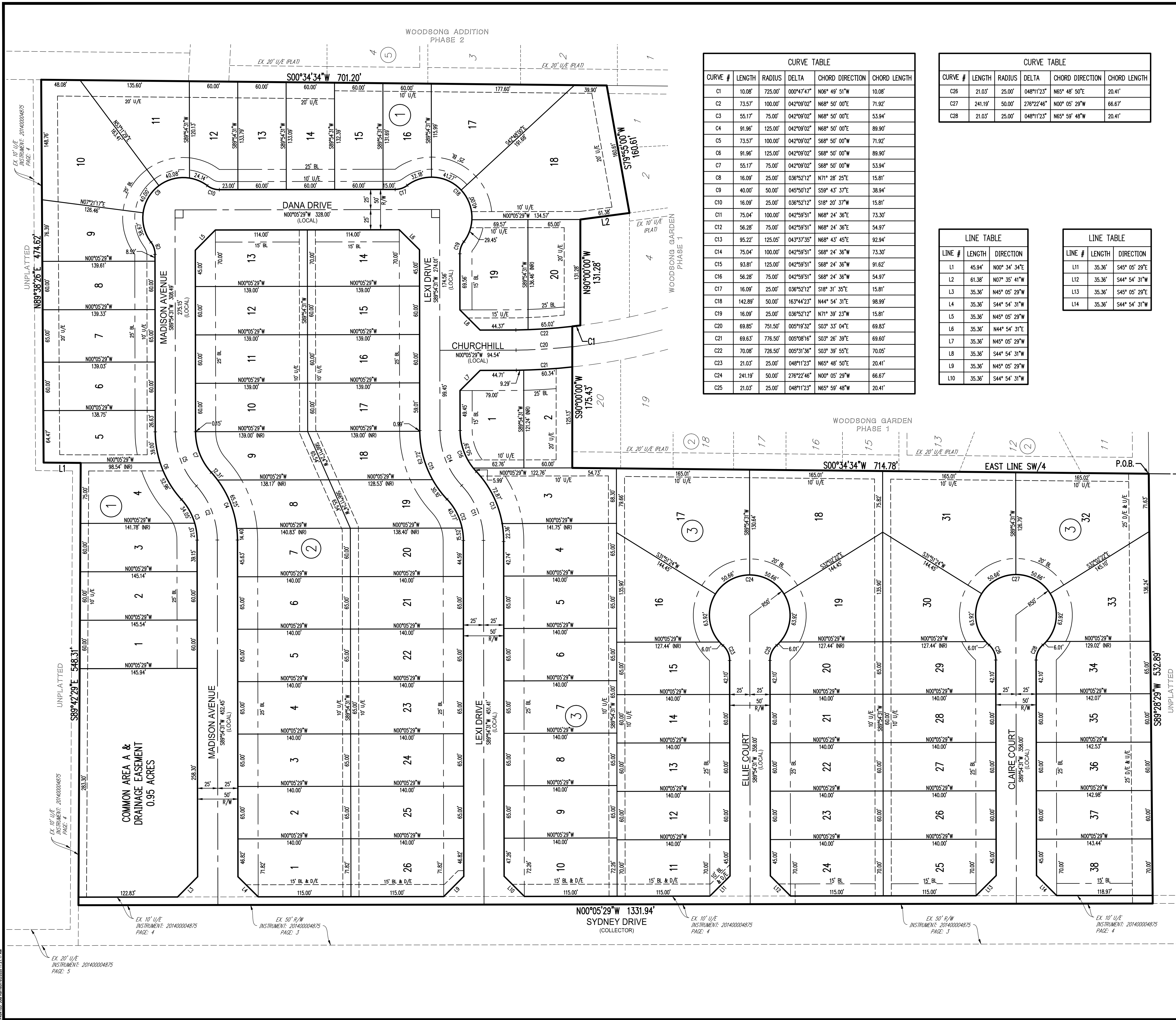
Currently, there is approximately 44.20 cubic feet per second (cfs) of runoff that drains to the existing channel for the 100-year storm event. After the construction of Wildwood Addition, there will be approximately 35.59 cfs that drains to the existing channel for the same storm event. Therefore, the post-developed discharge value is approximately 8.61 cfs less than the pre-developed discharge value.

In conclusion, the construction of this development will improve the drainage concerns for the existing subdivision, Woodsong Addition Phase 2.

The Final Plat is attached for your reference.

Respectfully,

Joel Harrison
Project Manager



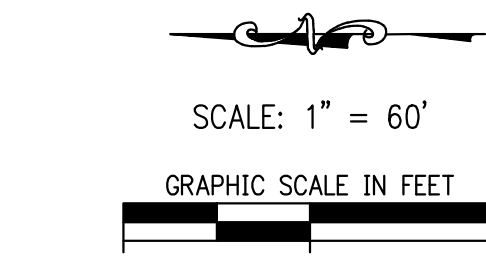
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	10.08	725.00	000°47'47"	N06° 49' 51"W	10.08
C2	73.57	100.00	042°09'02"	N68° 50' 00"E	71.92
C3	55.17	75.00	042°09'02"	N68° 50' 00"E	53.94
C4	91.96	125.00	042°09'02"	N68° 50' 00"E	89.90
C5	73.57	100.00	042°09'02"	S68° 50' 00"W	71.92
C6	91.96	125.00	042°09'02"	S68° 50' 00"W	89.90
C7	55.17	75.00	042°09'02"	S68° 50' 00"W	53.94
C8	16.09	25.00	036°52'12"	N71° 26' 25"E	15.81
C9	40.00	50.00	045°50'12"	S59° 43' 37"E	38.94
C10	16.09	25.00	036°52'12"	S18° 20' 37"W	15.81
C11	75.04	100.00	042°59'51"	N68° 24' 36"E	73.30
C12	56.28	75.00	042°59'51"	N68° 24' 36"E	54.97
C13	95.22	125.00	043°37'35"	N68° 43' 45"E	92.94
C14	75.04	100.00	042°59'51"	S68° 24' 36"W	73.30
C15	93.81	125.00	042°59'51"	S68° 24' 36"W	91.62
C16	56.28	75.00	042°59'51"	S68° 24' 36"W	54.97
C17	16.09	25.00	036°52'12"	S18° 31' 35"E	15.81
C18	142.89	50.00	163°44'23"	N44° 54' 31"E	98.99
C19	16.09	25.00	036°52'12"	N71° 39' 23"W	15.81
C20	69.85	75.50	009°19'32"	S03° 33' 04"E	69.83
C21	69.83	776.50	009°08'16"	S03° 26' 39"E	69.60
C22	70.08	726.50	009°31'36"	S03° 39' 55"E	70.05
C23	21.03	25.00	048°11'23"	N65° 48' 50"E	20.41
C24	241.19	50.00	278°22'46"	N00° 05' 29"W	66.67
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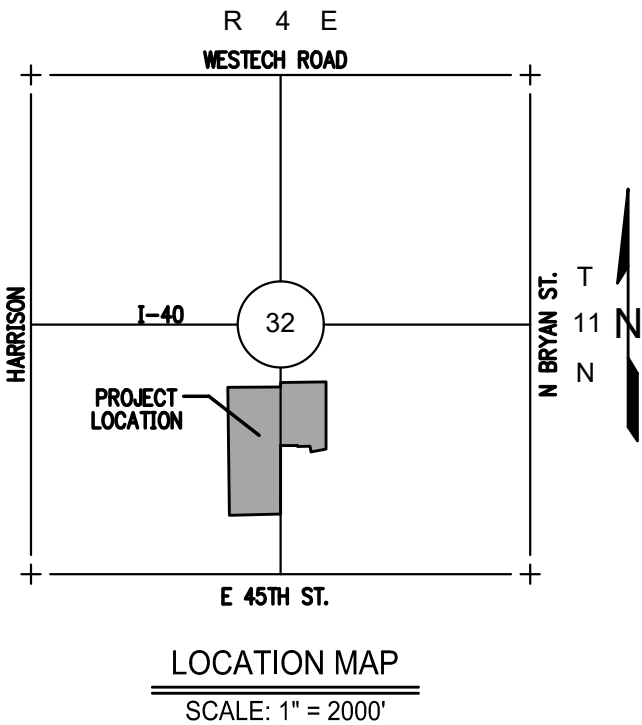
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	45.94	N00° 34' 34"E
L2	61.38	N07° 35' 41"W
L3	35.36	N45° 05' 29"W
L4	35.36	S44° 54' 31"W
L5	35.36	N45° 05' 29"W
L6	35.36	N44° 54' 31"E
L7	35.36	N45° 05' 29"W
L8	35.36	S44° 54' 31"W
L9	35.36	N45° 05' 29"W
L10	35.36	S44° 54' 31"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	35.36	S45° 05' 29"E
L12	35.36	S44° 54' 31"W
L13	35.36	S45° 05' 29"E
L14	35.36	S44° 54' 31"W

FINAL PLAT
OF
WILDWOOD ADDITION
A PART OF THE S/2 OF SECTION 32, T11N, R4E, I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



SCALE: 1" = 60'
BASIS OF BEARING = EAST LINE OF THE
SW/4 OF SECTION 32, T11N, R4E, I.M.
(N00°34'34"E)



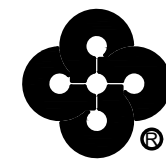
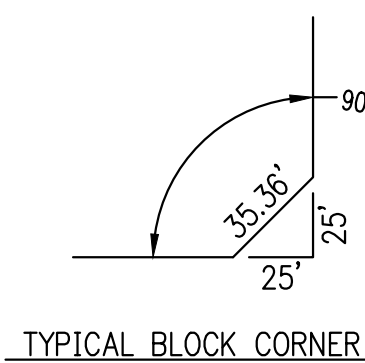
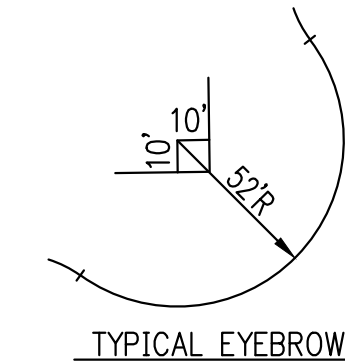
LEGEND	
P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
P/D/E	PRIVATE DRAINAGE EASEMENT
(NR)	NONRADIAL LINE
L.N.A.	LIMITS OF NO ACCESS
C/A	COMMON AREA
(ESMT.)	EASEMENT

ADDRESSES

Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

NOTES

- This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
- Monuments shall be as follows:
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
- Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy for the applicable lot.



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CERTIFICATE OF AUTHORIZATION
OK 973 (PE&S) EXPIRES 6/30/2025

SHEET NO.: 2 OF 2
DATE: 06/02/20
PROJECT NO.: 18610200

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That SALAZAR HOMES, INC., does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this _____ day of _____, _____ Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

SALAZAR HOMES, INC.

Miguel Salazar, President

STATE OF OKLAHOMA)
)
COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, personally appeared Miguel Salazar, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

May 02, 2023

NOTARY PUBLIC, #11004011

LEGAL DESCRIPTION

A tract of land situate within a portion of the South Half (S/2) of Section Thirty-Two (32), Township Eleven North (T11N), Range Four East (R4E) of the Indian Meridian (I.M.) in SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southwest Quarter (SW/4); thence
N 00°34'34" E along the East line of said SW/4 a distance of 625.40 feet to the POINT OF BEGINNING; thence

S 89°28'29" W a distance of 532.89 feet; thence
N 00°05'29" W a distance of 1331.94 feet; thence
S 89°42'29" E a distance of 548.31 feet; thence
N 00°34'34" E a distance of 45.94 feet; thence
N 89°38'26" E a distance of 474.62 feet; thence
S 00°34'34" W a distance of 701.20 feet; thence
S 79°55'00" W a distance of 160.61 feet; thence
N 07°35'41" W a distance of 61.38 feet; thence
N 90°00'00" W a distance of 131.28 feet to a point on a non-tangent curve to the right; thence
10.08 feet along the arc of said curve having a radius of 725.00 feet, subtended by a chord of 10.08 feet which bears N 06°49'51" W; thence
S 90°00' 00" W a distance of 175.43 feet; thence
S 00°34'34"W a distance of 714.78 feet to the POINT OF BEGINNING.

Said tract contains 1,040,356 Sq Ft or 23.88 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

DENVER WINCHESTER, PLS 1952

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, personally appeared DENVER WINCHESTER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

March 28, 2023

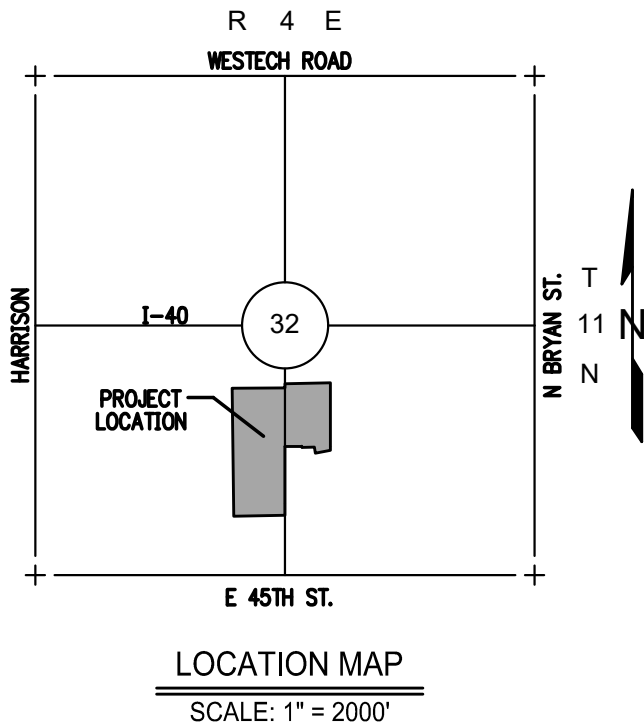
NOTARY PUBLIC, #03005138

CITY PLANNING COMMISSION APPROVAL

I, _____, Planning Director of the City of Shawnee, do certify that the Shawnee Planning Commission duly approved this plat on the _____ day of _____.

PLANNING DIRECTOR

FINAL PLAT
OF
WILDWOOD ADDITION
A PART OF THE S/2 OF SECTION 32, T11N, R4E, I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of POTTAWATOMIE, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in SALAZAR HOMES, INC., that on the _____ day of _____ there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year _____ and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this _____ day of _____.

FIRST AMERICAN TITLE INSURANCE COMPANY

AUTHORIZED SIGNER

STATE OF OKLAHOMA)
)
COUNTY OF _____)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

#

COUNTY TREASURER'S CERTIFICATE

I, _____ do hereby certify that I am the duly elected, qualified and acting County Treasurer of POTTAWATOMIE COUNTY, STATE of OKLAHOMA, that the tax records of said County show all taxes are paid for the year _____, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of SHAWNEE, OKLAHOMA, this _____ day of _____.

COUNTY TREASURER

ADDRESSES

Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

NOTES

- This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
- Monuments shall be as follows:
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
- Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the CITY of SHAWNEE, STATE of OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this _____ day of _____.

CITY CLERK

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of SHAWNEE, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of SHAWNEE, OKLAHOMA, this _____ day of _____.

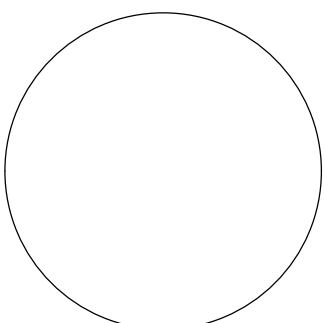
ATTEST:

CITY CLERK

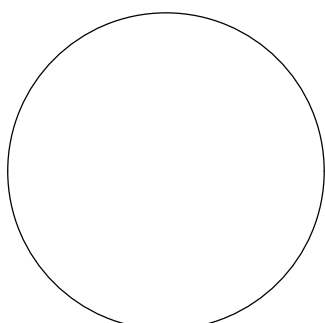
MAYOR



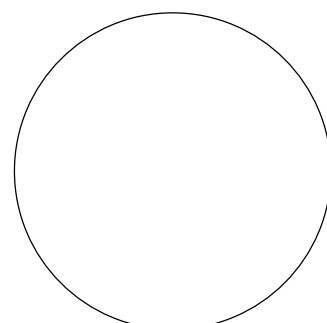
Owner's Notary Seal



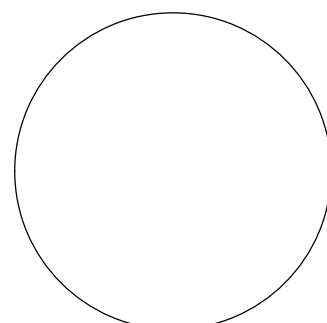
County Treasurer's Seal



Bonded Abstractor's Notary Seal



City CORPORATE Seal



City Clerk Seal



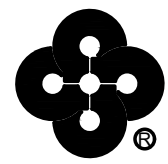
Land Surveyor's Seal



Surveyor's Notary Seal

FINAL PLAT
WILDWOOD ADDITION

300 Points Parkway Blvd.
Yukon, Oklahoma 73099

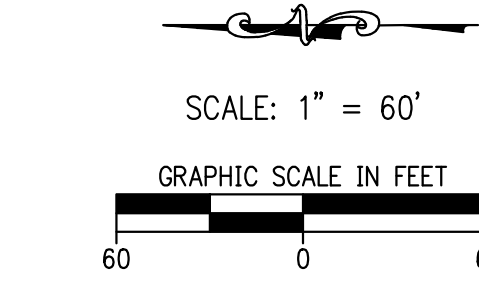


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www.craftontull.com

SHEET NO.: 1 OF 2
DATE: 12/27/19
PROJECT NO.: 18610200

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE&S) EXPIRES 6/30/2025

WILDWOOD ADDITION
A PART OF THE S/2 OF SECTION 32, T11N, R4E, .1M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



CURVE TABLE					
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C4	91.96'	125.00'	042°09'02"	N68° 50' 00"E	89.90'
C5	73.57'	100.00'	042°09'02"	S68° 50' 00"W	71.92'
C6	91.96'	125.00'	042°09'02"	S68° 50' 00"W	89.90'
C7	55.17'	75.00'	042°09'02"	S68° 50' 00"W	53.94'
C8	65.57'	100.00'	037°34'01"	N71° 18' 28"W	64.40'
C9	81.96'	124.99'	037°34'08"	N71° 18' 28"W	80.50'
C10	32.42'	75.00'	024°45'58"	N64° 54' 27"W	32.17'
C11	60.18'	100.00'	034°28'55"	S69° 45' 55"E	59.28'
C12	45.14'	75.00'	034°28'55"	S69° 45' 55"E	44.46'
C13	75.23'	125.00'	034°28'55"	S69° 45' 55"E	74.10'
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C22	16.08'	25.00'	036°52'12"	N71° 39' 23"W	15.81'
C23	69.63'	751.50'	005°19'32"	S03° 33' 04"E	69.63'
C24	69.63'	776.50'	005°08'16"	S03° 26' 39"E	69.60'
C25	70.08'	706.50'	005°13'31"	S03° 39' 55"E	70.05'

CURVE TABLE						
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C28	21.03'	25.00'	048°11'23"	N65° 59' 48"W	20.41'	
C29	21.03'	25.00'	048°11'23"	N65° 48' 50"E	20.41'	
C30	241.19'	50.00'	276°22'46"	N00° 05' 29"W	66.67'	
C31	21.03'	25.00'	048°11'23"	N65° 59' 48"W	20.41'	

LINE #	LENGTH	DIRECTION
L1	45.94'	N00° 34' 34"E
L2	61.38'	N07° 35' 41"W
L3	35.36'	N45° 05' 29"W
L4	35.36'	S44° 54' 31"W
L5	35.36'	N45° 05' 29"W
L6	34.35'	S46° 30' 43"W
L7	35.36'	N44° 54' 31"E
L8	35.36'	N45° 05' 29"W
L9	35.36'	S44° 54' 31"W
L10	35.36'	N45° 05' 29"W

LINE #	LENGTH	DIRECTION
L11	35.36'	S44° 54' 31"W
L12	35.36'	S45° 05' 29"E
L13	35.36'	S44° 54' 31"W
L14	35.36'	S45° 05' 29"E
L15	35.36'	S44° 54' 31"W
L16	9.33'	S87° 00' 23"E

POINT OF COMMENCEMENT -
SE CORNER OF SW/4 OF
SECTION 32, T11N, R4E, I.M.

00°34'34"E
625.40'

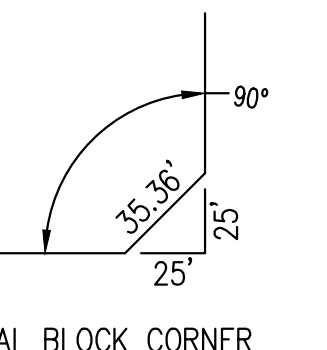
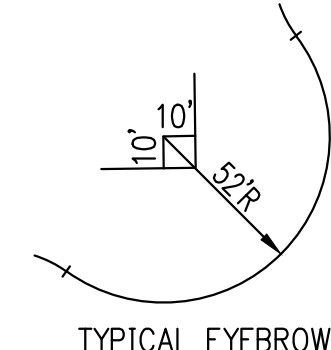
<u>LEGEND</u>	
P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
P/D/E	PRIVATE DRAINAGE EASEMENT
(NR)	NONRADIAL LINE
L.N.A.	LIMITS OF NO ACCESS
C/A	COMMON AREA
(ESMT.)	EASEMENT

ADDRESSES

Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

NOTES

1. This plot of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
2. Monuments shall be as follows:
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
4. A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.
5. Two 1½ inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.



FINAL PLAT WILDWOOD ADDITION	
300 Pointe Parkway Blvd. Yukon, Oklahoma 73099	
 Crafton Tull architecture engineering surveying 405.787.6270 405.787.6276 www.craftontull.com	SHEET NO.: 2 OF 2
	DATE: 03/06/20
	PROJECT NO.: 18610200